

# LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.  
14400 Covenant Way, Lakewood Ranch, Florida 34202

## Minutes - Board of Supervisor's Meeting

May 1, 2026, 9:00 a.m.

Attending and constituting a quorum:

Rex Jensen	Chair	
Tony Chiofalo	Vice-Chair / Assistant Secretary	
Bob Hanbury	Assistant Secretary	
John Gleeson	Assistant Secretary	
Tryn Stimart	Assistant Secretary	(by phone)

Also attending were:

Jane Gaarlandt	PFM Management Services LLC	
Gazmin Kerr	PFM Management Services LLC	(by phone)
Jennifer Glasgow	PFM Management Services LLC	(by phone)
Kevin Plenzler	PFM Financial Advisors	(by phone)
Jonathan Johnson	Kutak Rock	
Heather Ross	LWRSD	
Cindy von Samen	LWRSD	
Misty Taylor	BMO	
Brett Sealy	MBS	
Sete Zare	MBS	(by phone)
Laura Cole	LWR Marketing	
Bob Simons	LWR Development	
Tracy Caridi	LWR Development	
Rob Engel	Stantec	
Keith Litzell	Stantec	
Scott Schuhle	US Bank	(by phone)
Suzanne Henke	Public	

## FIRST ORDER OF BUSINESS

### Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll. The members in attendance are as outlined above.

### Public Comments

Ms. Henke had questions relative to the Stantec Specific Authorization No. 148 on the consent agenda. Staff responded and confirmed that the ERP certification was not related to the modification request for 44<sup>th</sup> Avenue and White Eagle. Mr. Chiofalo clarified that this was for Taylor Ranch area and was funded by the Developer as the bond funds were exhausted.

Ms. Henke also inquired about a \$16,000 expenditure on the March financial statement for the East Sector. Ms. Ross will follow up.

## SECOND ORDER OF BUSINESS

### Administrative Matters

#### Review of Letters from the Supervisor of Elections Regarding Number of Registered Voters

- **Manatee County** (*provided under separate cover*)
- **Sarasota County**

Ms. Gaarlandt noted for the record that as of April 15<sup>th</sup> of the current year there are 30,074 registered voters in Manatee County and 3,775 registered voters in Sarasota County.

**THIRD ORDER OF BUSINESS**

**Seating of the Auditor Selection Committee**

Ms. Gaarlandt suggested the Board seat itself as the Auditor Selection Committee as quorum is required.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District seated itself as the Auditor Selection Committee.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

Mr. Jensen presented the consent agenda:

- i. **Minutes**
  - **April 10, 2026 Board of Supervisors Meeting**
- ii. **First Amendment to the Agreement between the District and Kimley-Horn and Associates, Inc. for the Environmental Study of the Future SR64 & Lighterwood Trail Roundabout Project**
- iii. **Cepra Landscape Proposal for Landscape Installation at the Bourneside & University RAB**
- iv. **Engineer's Report**
  - **Bayside Sod Installation Proposal  
Bayside Sod Inc.  
Bourneside Blvd. between SR70 & Master Ave.  
Del Webb Berm Restoration**
  - **Bayside Sod Installation Proposal  
Bayside Sod Inc.  
Bourneside Blvd. between SR70 & Master Ave.  
Del Webb Berm Restoration – Additional Turf**
  - **Change Order No. 1  
Woodruff & Sons, Inc.  
Shellstone Trail  
PVC SCH 40 Irrigation Conduit – Reimbursable by Homes by Towne**
  - **Change Order No. 158 Under Specific Authorization no. 131  
Stantec  
SR-64 and Uihlein Road Roundabout  
Design, Permitting, and Construction Phase Services Project**
  - **Change Order No. 148  
Stantec  
44<sup>th</sup> Ave East Phase 6 – Construction Services**

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the items on the consent agenda.

**FIFTH ORDER OF BUSINESS**

**Business Matters**

**Consideration of Financing Matters Relative to the Stillwater Project, Series 2025 Special Assessment Revenue Bonds**

**A. Other Matters** *(provided under separate cover)*

Mr. Sealy noted that the offering documents are anticipated to be mailed out in July with pre-closing scheduled to coincide with the August based on directions from the Landowner, Lennar. There were no additional matters for consideration.

**SIXTH ORDER OF BUSINESS**

**Consideration of Financing Matters Relative to the Reserve (Infrastructure) Project, Series 2026 Special Assessment Revenue Bonds**

**A. Consideration of Resolution 2026-22, Rescinding Resolution 2026-19 and setting a Public Hearing Date on the Imposition of Special Assessments**  
*[suggested date: July 10, 2026]*

**B. Other Matters** *(provided under separate cover)*

Mr. Johnson noted that due to quorum issues the June meeting had to be rescheduled. Resolution 2026-22 rescinds the prior resolution and instead establishes the public hearing for the July 10<sup>th</sup> meeting.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2026-22, Rescinding Resolution 2026-19 and Setting a Public Hearing Date for the Imposition of Special Assessments for July 10, 2026 at 9:00 a.m. at the current location.

**SEVENTH ORDER OF BUSINESS**

**Financial Matters**

**Draw Requests**

Mr. Almand presented for the Board's consideration:

**List for Draw No. 10  
Lakewood Ranch Southeast  
Series 2025 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 10 – Lakewood Ranch Southeast – Series 2025 Bond.

**Requisition List for Draw No. 19  
SMR Taylor Ranch  
Landowner Construction Funding  
Agreement**

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 19 – SMR Taylor Ranch – Landowner Construction Funding Agreement.

**Requisition List for Draw No. 3  
The Villages of Lakewood Ranch South  
Bungalow Walk  
Series 2024 Bond**

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 3 – The Villages of Lakewood Ranch South – Bungalow Walk, Series 2024 Bond.

**EIGHTH ORDER OF BUSINESS**

**Compilation Report**

There were no comments to the financial statements.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney’s Report**

Mr. Johnson provided updates on ongoing efforts not directly tied to the Stewardship District but implicating Districts generally noting that the individual companies on Staff’s side as well as SMR were all members of an organization called The Association of Florida Community Developers. Over the last few months inaccurate press about Special Districts have come out. AFCD, which serves as a clearing house for information and advocacy in general for Master Planned Communities has brought on board a public relations firm to help provide some more accurate information in a very publicly available format. Mr. Johnson provided additional information as well as flyers to be distributed to the Board Members

**District Manager’s Report**

**Next Meeting May 26** (rescheduled June 5 meeting)

Ms. Gaarlandt confirmed quorum with Mr. Chiofalo, Mr. Hanbury, and Mr. Gleeson for the May 26th meeting noting that this meeting is scheduled for 11 a.m.  
Ms. Gaarlandt reminded the Board that an Auditor Selection Committee meeting is scheduled immediately following the adjournment of the Board meeting.

**Engineer’s Report**

**Change Order No. 1  
Frederick Derr & Company, Inc.  
Toll Brothers Connector Road  
Toll guard house station grinder changes,  
requested by SMR**

Mr. Engel presented the Change Order in the amount of \$256,734. The amount is reimbursable by Toll Brothers.

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 1, Frederick Derr & Company, Inc.

**Change Order No. 4  
Frederick Derr & Company, Inc.  
SR-64 & Uihlein Road  
MOT increase in days; Asphalt and milling  
to East & West project limits; FDC grind  
away pavement markings; Sidewalk & curb  
overruns; MSD invoices for FDOT testing**

Mr. Litzell presented the Change Order in the amount of \$687,436.75. Mr. Simons provided details.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 4, Frederick Derr & Company, Inc.

**Change Order No. 7  
Ryngolf Corporation  
Bournside Ph 2 - SE**

**Conduit crossings; Sidewalk sleeves;  
Additional Staking**

Mr. Engel provided details of the change order in the amount of \$122,781.96.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 7, Ryangolf Corporation.

**Change Order No. 9  
Frederick Derr & Company, Inc.  
Bournside Ph 1 - SE  
Lake Excavation per final as-builts; Reclaim  
& Irrigation reductions and additions; FDC  
removal and regrade; Engineer revisions to  
add red color to roundabout concrete  
aprons**

Mr. Engel provided details of the change order in the amount of \$323,265.80.

On MOTION by Mr. Chiofalo, seconded by Mr. Gleeson, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 9, Frederick Derr & Company, Inc.

**Change Order No. 4  
E.T. MacKenzie of Florida, Inc.  
LWR Southeast Off-site Utilities  
Addition of second directional drill crew**

Mr. Engel provided details of the Change Order in the amount of \$1,290,944 noting the second crew was necessary in order to keep the completion schedule. It was confirmed that sufficient funds are available to cover the change order.

On MOTION by Mr. Chiofalo, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 4, E.T. MacKenzie of Florida, Inc.

**Executive Director's Report**

No report.

**TENTH ORDER OF BUSINESS**

There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

There were no audience comments.

**TWELFTH ORDER OF BUSINESS**

**Executed Documents**

**Supervisor Requests**

**Audience Comments**

**Adjournment**

On MOTION by Mr. Gleeson, seconded by Mr. Hanbury, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District moved to adjourn the May 1, 2026 meeting.

  
Secretary/Assistant Secretary

  
Executive Director